



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
OCTOBER 5, 2017
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Pickett
Commissioner Brannon
Commissioner Benitez
Commissioner Madrid (Late arrival)
Commissioner Bonart
Commissioner Livingston

COMMISSIONERS ABSENT:

Commissioner Muñoz
Commissioner Uribe

AGENDA

Commissioner Benitez read the rules into the record. Alex Hoffman, Deputy Director for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and carried to **APPROVE** the agenda as amended.

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz, and Uribe

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Land Study:

1. **SULD17-00001:** Emerald Heights Development Land Study – A portion of C.D. Stewart Survey No. 318 and C.D. Stewart Survey No. 319, El Paso County, Texas
- Location: South of Eastlake and West of Peyton
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: Northtowne Village Joint Venture
- Representative: CEA Group
- District: N/A
- Staff Contact: Armida R. Martinez, (915) 212-1605 martinezar@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and carried to **DELETE SULD17-00001.**

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz, and Uribe

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

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Major Preliminary:

2. **SUSU17-00066:** Desert Springs Unit 5 – A portion of Nellie D. Mundy Survey 244, City of El Paso, El Paso County, Texas
- Location: North of Transmountain & East of I-10
- Existing Zoning: R-3A (Residential)
- Property Owner: DVEP Land, LLC
- Representative: CEA Engineering Group
- District: 1
- Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and carried to **DELETE SUSU17-00066.**

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz, and Uribe

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

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Major Combination (RECONSIDERATION):

3. **SUSU17-00017:** Cimarron Sage Commercial Park Unit Five- A portion of Lot 1, Block 1, Plexxar South, Tract 1B6, S.J. Larkin Survey 266, Tracts 61C and 62D, W.H. Glenn Survey 241, and portions of vacated Resler Drive and Paseo Del Norte Boulevard Rights-of-Way, City of El Paso, El Paso County, Texas
- Location: North of Helen of Troy and West of Resler
- Existing Zoning: C-4 (Commercial)
- Property Owner: Paseo Resler Development, LLC
- Representative: CSA Design Group, Inc.
- District: 1
- Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that this application is being submitted as a reconsideration to allow for the addition of two additional streets and further subdivide the previously approved four lots into thirteen. The applicant proposes to subdivide 22.128 acres into 11 or three commercial lots, 1 public retention pond, 0.029 acres of open space, and three streets. Access to the proposed subdivision is from Northwestern Drive, Paseo Del Norte Drive, and Resler Drive. This development was reviewed under the previous subdivision ordinance and reviewed for its compliance with the Rancho Las Lomas Concept Plan and Land Study. The applicant has requested the following modifications: (1) To allow for a local street (Cimarron Emporium, Cimarron Market Avenue and Cimarron Rialto) consisting of 56' ROW, including 10' parkways, and 36' roadways. (2) To allow for a round-about for Cimarron Emporium Place. Staff recommends approval of Cimarron Sage Commercial Park Unit Five on a major combination basis.

Adrian Ontiveros with CSA Design Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Pickett, and carried to **APPROVE SUSU17-00017.**

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz, and Uribe

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

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Major Combination:

4. **SUSU17-00054:** Strahan Farms Subdivision – Tracts 1B1, 1B2, 2C, and 2D, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: East of Upper Valley and South of Artcraft
Existing Zoning: R-F (Ranch-Farm)
Property Owners: Shohan E. and Randi R. Huckabee
Representative: Del Rio Engineering
District: 1
Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **POSTPONE SUSU17-00054 FOR SIX (6) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF NOVEMBER 16, 2017.**

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz, and Uribe

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

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Commissioner Madrid arrives at the meeting.

5. **SUSU17-00062:** Pebble Hills Medical Center – Tract 1A, N/K/S tract 1A6, Section 39, Block 79, Township 2, and a portion of Tract 2C, Section 46, Block 79, Township 2, City of El Paso, El Paso County, Texas
- Location: South of Pebble Hills & West of Zaragoza
Existing Zoning: R-3 (Residential) / A-3 (Apartment)
Property Owner: Genagra, LP
Representative: SLI Engineering, Inc.
District: 5
Staff Contact: Brenda R. Cantu, (915) 212-1642, cantubr@elpasotexas.gov
- POSTPONED FROM SEPTEMBER 7, AND SEPTEMBER 21, 2017**

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 6.757 acres of land. The proposed development is for two lots. Access to the proposed subdivision is from Pebble Hills Boulevard. This subdivision is being reviewed under the current subdivision. The applicant is requesting the following exceptions: (1) To waive the required 5' landscape parkway requirement and, (2) To allow a panhandle that exceeds the 100 feet of right-of-way. Staff recommends approval of Pebble Hills Medical Center on a major combination basis.

Georges Halloul with SLI Engineering concurred with staff's comments.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SUSU17-00062.**

Motion passed.

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6. **SUSU17-00068:** Mission Ridge Towne Center Unit Two – W.J. Rand Survey No. 315 ½ El Paso County, Texas
Location: North of Eastlake and West of Mission Ridge
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Property Owner: People of the State of Texas and Hunt Mission Ridge, LLC.
Representative: TRE & Associates
District: N/A
Staff Contact: Brenda R. Cantu, (915) 212-1642, cantubr@elpasotexas.gov
POSTPONED FROM SEPTEMBER 21, 2017

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 24.119 acres of vacant land into two commercial lots and one stormwater pond. Access to the proposed subdivision is from Paseo Del Este Boulevard, Mission Ridge Boulevard, and Eastlake Boulevard. This subdivision has been granted vested rights under the previous subdivision code. The applicant is requesting the following exception: To waive all improvements to Eastlake Boulevard as the El Paso County will be improving Eastlake Boulevard. Staff recommends approval of Mission Ridge Towne Center Unit Two on a major combination basis.

Chang Ho with TRE & Associates concurred with staff's comments.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE SUSU17-00068.**

Motion passed.

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7. **SUSU17-00071:** Tierra Del Este Unit 83 – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
Location: North of Montwood and East John Hayes
Existing Zoning: R-5 (Residential)
Property Owner: Ranchos Real XV, LLC.
Representative: Conde, Inc.
District: 5
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Rocio Alvarado, Planner, gave a presentation and noted that the applicant proposes to subdivide 166.019 acres of land for 700 single-family lots. Primary access to the subdivision is proposed from Pebble Hills Boulevard. This development was reviewed under the current subdivision code. The applicant is requesting the following exception to allow for the following alternative design: Mike Price Drive which includes a 142' ROW with a 59' park in the center. The subdivision is part of the Development Plan approved for Tierra Del Este III Phase V Development Agreement. Staff recommends approval of Tierra Del Este Unit Eighty Three on a major combination basis with the following conditions: (1) That Tierra Del Este Unit Eighty One shall be recorded prior to or concurrently with Tierra Del Este Unit Eighty Three, and (2) DCC recommends that the City Plan Commission require the applicant to landscape the rear of all double-frontage lots.

Conrad Conde with Conde, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE SUSU17-00071.**

Motion passed.

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8. **SUSU17-00073:** William H. Burges Subdivision – Tract 4D, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
Location: South of Edgemere and East of Airway
Existing Zoning: R-4 (Residential)
Property Owner: El Paso Independent School District
Representative: Brock and Bustillos Inc.
District: 3
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvxx@elpasotexas.gov

Vanessa Muñoz, Planner, gave a presentation and noted that the applicant proposes to subdivide 30 acres of land for a high school. The property is currently in tract form and some of the buildings are proposed to be demolished and rebuilt. Access to the subdivision is from Edgemere Boulevard, Oakdale Drive, Juniper Drive, and W.H. Burges Drive. The applicant is requesting the following exceptions: (1) To waive 3.1' of sidewalk along Edgemere Boulevard, (2) to waive the 5' landscape parkway along Juniper Drive, and (3) To waive 1' of landscape parkway along W.H. Burges Drive. This case is being reviewed under the current subdivision code. Staff recommends denial of the exception to waive ROW improvements and approval of William H. Burges Subdivision on a major combination basis.

Joaquin Rodriquez, Project Manager, Urban Planning & Real Estate Development, with the EPISD gave a power point presentation and gave some background to the project.

Carlos Gallinar with the EPISD gave a presentation and requested that this item and the Dowell Subdivision item be postponed. He will work with staff and submit revised cross-sections.

Nelson Ortiz, Lead Planner, suggested that both items be postponed to allow the applicants to submit revised cross-sections to staff.

Ray Mancera spoke in favor of the exception and urged the commission to accept the waiver and approve the subdivision.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE SUSU17-00073 AND SUSU17-00074 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 19, 2017.**

Motion passed.

9. **SUSU17-00074:** Ben S. Dowell Subdivision – Tract 1-J-1, Section 38, Block 81, Township 1, Texas & Pacific Railroad Company Survey, City of El Paso, El Paso County, Texas
Location: South of Woodrow Bean and West of Dyer
Existing Zoning: R-4 (Residential)
Property Owner: El Paso Independent School District
Representative: Brock and Bustillos Inc.
District: 4
Staff Contact: Vanessa Munoz, (915) 212-1644, munozvxx@elpasotexas.gov

THIS ITEM WAS NOT PRESENTED BUT THE FOLLOWING ACTION TOOK PLACE.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Livingston, and unanimously carried to **POSTPONE SUSU17-00073 AND SUSU17-00074 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 19, 2017.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

10. **SUSU17-00064:** Austin Subdivision Replat C – A replat of Lot 1, Block 1, Austin Subdivision, El Paso County, Texas
Location: North of Artcraft and West of Westside
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Property Owners: Timothy and Cera Jane Petrich Austin
Representative: Conde, Inc.
District: N/A
Staff Contact: Brenda R. Cantu, (915) 212-1642, cantubr@elpasotexas.gov
POSTPONED FROM SEPTEMBER 21, 2017

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to resubdivide 6.0268 acres of land into three residential lots. Access to the proposed subdivision is from Gardner Road. This subdivision is being reviewed under the current subdivision code. No letters in opposition or support were received. The applicant is requesting the following waiver to allow for panhandles that exceed 100 feet in length for Lots 1B and 1C. Staff did not receive any letters in support or opposition. Staff recommends approval of Austin Subdivision Replat C on a resubdivision combination basis.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE SUSU17-00064.**

Motion passed.

11. **SUSU17-00072:** Singh Addition Second Section Replat A – All of Lot 140 Singh Addition Second Section, City of El Paso, El Paso County, Texas
Location: North of Americas and West of Alameda
Existing Zoning: R-4 (Residential)
Property Owner: Christian Alderete
Representative: CAD Consulting Company
District: 6
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and carried to **POSTPONE SUSU17-00072 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF OCTOBER 19, 2017.**

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz, and Uribe

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

PUBLIC HEARING Rezoning Applications:

12. **PZRZ17-00005:** Lots 25 & 26, Block 2, Bassett Commercial Complex Unit One, City of El Paso, El Paso County, Texas
- Location: 6416 Gateway Blvd. East
Existing Zoning: A-O (Apartment-Office)
Existing Use: Office
Request: From A-O (Apartment-Office) to S-D (Special Development) District and a reduction in the required rear yard setback
- Proposed Use: Commercial Retail (low volume)
Property Owner: Kart-Hadasht Holdings, LLC
Representative: Ray Mancera
District: 3
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

Anne Antonini, Senior Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from A-O (Apartment-Office) to S-D (Special Development) for a proposed commercial retail use in the existing 3,840 square foot building. The subject property is 0.23 acres in size and is currently used as an office. An administrative parking reduction was granted to allow a 10% parking reduction in the required number of parking spaces from 11 spaces to 10 spaces. A waiver is requested with this rezoning application for the required 10' rear yard setback to 0' for the existing building. Staff did not receive any communications from the public in support of or in opposition to the rezoning request. Staff recommends approval of rezoning the subject property from A-O (Apartment-Office) to S-D (Special Development) and the approval of the Detailed Site Plan.

Ray Mancera, representing the applicant, concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZRZ17-00005.**

Motion passed.

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13. **PZRZ17-00018:** Parcel 1: Lots 17 to 28, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas
Parcel 2: Lots 29 to 32, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas
- Location: 1101 Texas Avenue & 1125 Texas Avenue
Existing Zoning: Parcel 1: M-1 (Light Industrial)
Parcel 2: M-1 (Light Industrial)
- Existing Use: Undeveloped
Request: Parcel 1: From M-1 (Light Industrial) to C-4 (Commercial)
Parcel 2: From M-1 (Light Industrial) to C-4 (Commercial)
- Proposed Use: Outdoor event space, food truck park, and apartments
Property Owner: Great River Commercial, LLC
Representative: Liev Arch Architecture Studio
District: 8
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and carried to **HEAR ITEMS 13 AND 20 TOGETHER.**

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A
ABSTAIN: N/A
ABSENT: Commissioner Muñoz, and Uribe
NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

Anne Antonini, Senior Planner, gave a presentation and noted that the applicant is requesting a rezoning from M-1 (Light Industrial) to C-4 (Commercial) in order to permit outdoor event space, food truck park, and apartment complex. The applicant is also requesting an infill development special permit for existing and proposed encroachments into the required side street setbacks and a rear yard setback, as well as a 100% parking reduction. There are two existing building on the subject property and both are to remain. There are no zoning conditions currently imposed on this property. Staff did not receive any communication in support of or opposition to the rezoning request. Staff recommends approval of rezoning and special permit requests with the condition that the applicant obtain a letter from Sun Metro approving the parking reduction as required by the El Paso City Code prior to the case being presented to city council.

Carlos Luevano concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZRZ17-00018 AND PZST17-00029 WITH THE CONDITION THAT THE APPLICANT OBTAIN A LETTER FROM SUN METRO APPROVING THE PARKING REDUCTION PRIOR TO IT BEING PRESENTED AT CITY COUNCIL.**

Motion passed.

14. **PZRZ17-00019:** Parcel 1: A portion of Lot 1, Wells Park Addition First Replat; and a portion of Tracts 20-A, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: All of Lots 2 thru 7, 59 thru 61, 108 thru 119, a 20 feet alley, portions of Sharon Drive & Michael Drive, Wells Park Addition First Replat; and a portion of Tracts 20-H, 20-J, & 20-T, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: South of Montana Avenue and West of Joe Battle Boulevard
Existing Zoning: Parcel 1: C-1 (Commercial)
Parcel 2: R-3 (Residential)
Existing Use: Vacant
Request: Parcel 1: From C-1 (Commercial) to C-3 (Commercial)
Parcel 2: From R-3 (Residential) to C-3 (Commercial)
Proposed Use: Commercial development
Property Owners: Linda Mohr & Robert Melton, John G. Switzer, John & Cathy B. Warner, Floyd N. Bartlett, BM Tierra L.P., Jose L. & Elvira Etchart, William A Loewenstein, Allan Mills, Lois G. Fox, Lorenzo T. & Tomas W. Arenas, John H. Trien, Amador Valdez, TCA Investments Corporation, Omar D. Alvarez, Mary W. Sachs, The Brothers Four Investments, LLC, Paul Janis L. Robertson, and Richard & Lobelia G. Yetter
Representative: Conde, Inc.

District: 5
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

Andrew Salloum, Senior Planner, gave a presentation and noted that the applicant is requesting to rezone Parcel 1 from C-1 (Commercial) to C-3 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial) to allow for commercial development. The subject property is 9.7 acres in size and is currently vacant. Access to the subject property is provided from Montana Avenue and Joe Battle Boulevard. Staff did not receive any phone calls or letters in support or opposition to the rezoning request. Staff recommends approval of rezoning the subject property from Parcel 1 from C-1 (Commercial) to C-3 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial) with the condition stated in the staff report.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request.

The following member from the public commented:

- Luis De La Cruz, property owner adjacent to the subject property, expressed his concern and noted that if Michael Street is being vacated, that would affect his property.

ACTION: Motion made by Commissioner Pickett, seconded by Commissioner Livingston, and unanimously carried to **APPROVE PZRZ17-00019 WITH THE CONDITION THAT A 10' LANDSCAPED BUFFER WITH HIGH-PROFILE NATIVE TREES OF AT LEAST TWO-INCH (2") CALIPER AND TEN (10') IN HEIGHT SHALL BE PLACED AT FIFTEEN (15') ON CENTER ALONG THE PROPERTY LINES ADJACENT TO RESIDENTIAL OR APARTMENT ZONE DISTRICTS OR USES. THE LANDSCAPED BUFFER SHALL BE IRRIGATED AND MAINTAINED BY THE PROPERTY OWNER AT ALL TIMES AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY.**

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Application:

15. **PZDS17-00030:** A portion of Lots 1 and 2, Block 1, Rocket Warehouse Park Unit 3, City of El Paso, El Paso County, Texas
Location: Dyer St. & Ameen Dr.
Existing Zoning: P-R1 (Planned Residential)
Existing Use: Vacant
Request: Reduction in lot area & lot width
Proposed Use: Single-family Dwellings
Property Owner: Bowling, Enterprises, LLC.
Representative: CEA Group; Jorge Azcarate
District: 4
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that on April 18, 2017, City Council approved Ordinance No. 018662, rezoning the subject property from C-4 (Commercial) to P-R 1 (Planned-Residential I) in order to permit a single-family residential development. The property was classified as G-7 Industrial and/or Railyards; however, Ordinance No. 018861, has approved an amendment to our comprehensive plan for reclassification to G-3, Post-War to more consistently align the proposed development with expected future land use. The request is for a reduction in lot width and lot area. Access to the subject property is proposed from Ameen Drive. Staff did not receive any letters or phone calls in support or opposition of the special permit request. Staff recommends approval of the detailed site development plan request.

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZDS17-00030**.

Motion passed.

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16.	PZDS17-00034:	Lot 18, Block 16, The Willows Unit 5, City of El Paso, El Paso County, Texas
	Location:	4664 Globe Willow Drive
	Existing Zoning:	P-R I (Planned - Residential I)
	Existing Use:	Single-family dwelling
	Request:	Detailed Site Development Plan Review per Planned Residential Development to permit setback reduction
	Proposed Use:	New addition to the existing single-family dwelling
	Property Owners:	Dennis & Katherine Robbins
	Representative:	Samuel Navarro, Architect
	District:	8
	Staff Contact:	Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

Andrew Salloum, Senior Planner, gave a presentation and noted that this request is for a Detailed Site Development Plan Review as required by P-R I (Planned Residential I) to allow for amended reductions in dimensional standards through the submittal of a detailed site development plan to be reviewed by CPC and City Council. The applicants are proposing the following reduction; from the required 10 feet rear yard setback to 5.33 feet. The 34 square feet is the portion of the area of setback encroachment. Access is proposed from Globe Willow Drive. Staff did not receive any phone calls or letters in support or opposition to the detailed site development request from the public and staff did not receive any adverse comments from any of the reviewing departments. Staff recommends approval of the detailed site development plan.

Sam Navarro concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Benitez, seconded by Commissioner Livingston, and unanimously carried to **APPROVE PZDS17-00034**.

Motion passed.

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17.	PZDS17-00040:	A portion of Lot 1, Block 1, Americas Business Park, City of El Paso, El Paso County, Texas
	Location:	12280 Rojas
	Existing Zoning:	C-4/sc (Commercial/special contact)
	Existing use:	Vacant
	Request:	Detailed Site Development Plan Review per Ordinance No. 6567
	Proposed Use:	New Warehouse Facility
	Property Owner:	East Group Properties, LP
	Representative:	Gilda Maraboto, Loya Wilke Architects
	District:	6

Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that this request is for a detailed site development plan review as required by Ordinance No. 6567 dated April 26, 2979. The detailed site development plan shows a new 276,401 square foot warehouse facility. The development complies with the minimum landscape area requirements. Access to the subject property is proposed from Rojas. Staff recommends approval of the detailed site development plan request.

Al Loya with Wilke Architects concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZDS17-00040**.

Motion passed.

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PUBLIC HEARING Special Permit Applications:

18. **PZST17-00009:** All of Tract 6C, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 620 Lomaland Dr.
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
Request: Infill Development - Reduction in Lot Width
Proposed Use: Single-Family Dwelling
Property Owner: Christopher Kangur
Representative: David Holguin
District: 7
Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that the applicant is requesting a special permit and detailed site development plan review for a reduction in lot width from the required a 60' to 58.9' for Lot 1, and 59.09 for Lot 2. The proposed development is to accommodate two single-family dwellings. The proposed development shall comply with the street trees requirement. Access to the property is proposed from Lomaland Drive. This application was submitted prior to the adoption of the new Infill Standards on May 30, 2017 and is being considered against the standards in effect at the time of its submittal on April 5, 2017. Staff did not receive any letters or phone calls in support or opposition of the special permit request. Staff recommends approval of the request and acceptance of the detailed site development plan.

David Holguin concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZST17-00009**.

Motion passed.

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19. **PZST17-00028:** Parcel 1: Portions of Tim Foster St, James White Dr, John Scagno Ave, Early Chokiski Ave, and all of Blocks 496, 497, 498,

499, 500, and 507, Tierra del Este Unit 78, City of El Paso, El Paso, Texas
Parcel 2: Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

Location: Generally Southwest of John Hayes and Pebble Hills, North of Montwood

Existing Zoning: Parcel 1: R-5 (Residential)
Parcel 2: R-5 (Residential)

Existing Use: Vacant

Request: Planned Residential Development with no cumulative front and rear yard setback in the R-5 (Residential) District

Proposed Use: Single-family dwellings

Property Owners: Parcel 1: Lalolands, Inc.; Zia Homes, Inc.; Direct Home Sales, Inc.; Cuartres Investments, LLC; Pacifica Homes, Inc.; Montiel Brothers, Inc. dba Palo Verde Homes.; Tri-State Ventures, LLC dba Carefree Homes
Parcel 2: Ranchos Real XV, LLC

Representative: Conde, Inc.

District: 5

Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

Anne Antonini, Senior Planner, gave a presentation and noted that the applicant is requesting the Planned Residential Development in order to accommodate alley-loaded garages along the central boulevard in each of the subject properties. While the proposed development within the subject properties would meet the minimum front and rear setbacks for the R-5 (Residential) District, they would not meet the cumulative setback of 45 feet. The remainder of the subdivision of which each subject property is a part would conform to all standards of the R-5 (Residential) District. This design would accommodate a linear park within each of the subject properties along the main connections between the subdivisions of which they are a part of and the surrounding street. Staff did not receive any phone calls in opposition to the special permit request. Staff recommends approval of the special permit request and acceptance of the detailed site development plan.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE PZST17-00028.**

Motion passed.

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20. **PZST17-00029:** Parcel 1: Lots 17 to 28, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas
Parcel 2: Lots 29 to 32, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas

Location: 1101 Texas Avenue & 1125 Texas Avenue

Existing Zoning: Parcel 1: M-1 (Light Industrial)
Parcel 2: M-1 (Light Industrial)

Existing Use: Undeveloped

Request: Infill Development – request 100% parking reduction, side street yard and rear yard setback reduction

Proposed Use: Outdoor event space, food truck park, and apartments

Property Owner: Great River Commercial, LLC.
Representative: Liev Arch Architecture Studio
District: 8
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and carried to **HEAR ITEMS 13 AND 20 TOGETHER.**

AYES: Commissioner Pickett, Brannon, Benitez, Bonart, and Livingston

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Muñoz, and Uribe

NOT PRESENT FOR THE VOTE: Commissioner Madrid

Motion passed.

2ND MOTION:

ACTION: Motion was made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZRZ17-00018 AND PZST17-00029 WITH THE CONDITION THAT THE APPLICANT OBTAIN A LETTER FROM SUN METRO APPROVING THE PARKING REDUCTION PRIOR TO IT BEING PRESENTED TO CITY COUNCIL.**

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZRZ17-00018 AND PZST17-00029.**

Motion passed.

Other Business:

21. Discussion and action on the City Plan Commission minutes for:
September 21, 2017

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR SEPTEMBER 21, 2017.**

Motion passed.

ADJOURNMENT:

Motion made by Commissioner Livingston, seconded by Commissioner Pickett, and unanimously carried to adjourn this meeting at 3:09 p.m.

Approved as to form:

Alex Hoffman, City Plan Commission Executive Secretary